

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Park Heights Ave., 217 ft.
S of c/l Michelle Way * ZONING COMMISSIONER
8101 Park Heights Avenue
3rd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
BethEl Congregation of Balto. * Case No. 97-304-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 8101 Park Heights Avenue. The Petition was filed by Beth El Congregation of Baltimore, property owner, through Gilbert Kleiner, Executive Director. Variance relief is requested from Section 1B01.2.B.2 of the Baltimore County Zoning Regulations (BCZR) to allow a building elevation with 616 ft. in lieu of the previously permitted 583 ft. Additional variance relief is requested from Section 409.6.A.4 of the BCZR to permit 367 parking spaces in lieu of the required 397 spaces. The 397 space requirement was established in case No. 87-69-A. Moreover, at the hearing, the Petition was amended by changing the amount of spaces required from 397 to 387. Both of the subject requests and site plan are more particularly shown on the plat to accompany the Petition for Variance, received into evidence as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was Gilbert Kleiner, Executive Director, of Beth El Congregation of Baltimore, property owner. Also present was Herbert Malmud, the Registered Property Line Surveyor who prepared the site plan. Laurie McLain, an Architect who prepared the building elevation drawings submitted as Petitioner's Exhibit No. 3 was also present. The Petitioner was represented by Charles B. Heyman, Esquire. There were no Protestants or other interested persons present.

ORDER REC'D FOR FILING

Date

By

MICROFILMED

The subject site is rectangular in shape and is located adjacent to Park Heights Avenue. The southern border of the property also abuts I-695 (Baltimore Beltway). The property is 14.6 acres in area, zoned D.R.2. As noted above, the site is owned by Beth El Congregation of Baltimore and is used for the purposes incidental to that religious congregation. The property is presently improved by a large building which fronts Park Heights Avenue. That building contains offices, a school, and an area used by the congregation for religious worship. The existing building is 583 ft. in width. In addition to the building, the balance of the site contains a macadam parking area and also a large area which is undeveloped.

Further testimony and evidence offered was that the congregation needs additional room to carry out its activities. Thus, three additions are proposed to the building. A small addition will be constructed near the north side of the building to enlarge the office area. A second addition will be constructed to provide a wing from the building for a proposed chapel. A third addition is on the south side of the building and will provide additional room for the school. Testimony offered was that each of these additions are necessary. It was indicated that the numbers of the congregation were not expected to increase, however, the present facility was incapable of handling present needs.

The first variance requested relates to the width of the building. As noted above, the building is presently 583 ft. in width, as permitted by a previous zoning case. The proposed school addition will enlarge the width of the building by 33 ft., to a total of 616 ft. The other two additions, for the office space and chapel, do not increase the width of the building. Variance relief is sought to approve this increased width.

The second variance relates to the amount of available parking. As noted above, the Petition was amended at the hearing to reflect the fact

ORDER RECEIVED FOR FILING
Date 3/12/97
By M. Hawk

that 387 spaces are required. The plan shows that some additional spaces will be added through an enlargement and/or restriping of the parking lot. A total of 367 spaces will be provided, thus, a variance of 20 spaces is requested.

It is to be noted that an additional 12 spaces are proposed to be added along Park Heights Avenue, however, these spaces are not counted on the plan. As stated at the hearing, the spaces might not be built unless approval is received from the State Highway Administration and the Department of Environmental Protection and Resource Management (DEPRM). DEPRM's approval will be forthcoming only if the storm water management waiver is obtained. Thus, although shown on the plan, those 12 spaces are not included in the above computations.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. The additions to the building are needed and appear appropriate. The elevation drawings show that the additions will be designed and constructed to match the character of the existing structure. The location of the additions on the building are governed by the present use of the structure and the layout of the building. I am persuaded that the Petitioner has satisfied the requirements of Section 307 of the BCZR and the case law. Thus, the Petition for Variance as to the width of the building shall be granted.

The parking variance shall also be approved. In this regard, it was indicated that parking on the site is not a problem, however, additional spaces and a restriping of the lot will permit a better traffic flow and parking arrangement. In this regard, I am, likewise, persuaded that the Petitioner has satisfied its burden under law. Relief, in this regard, will be conditioned to require compliance with the Zoning Plans Advisory Committee comment from the Development Plans Review Division. This com-

ORDER RECORDED & INDEXED
Date 3/12/97
By [Signature]

ment indicates that the improvements to the parking lot should consider the location of several specimen trees on the property. In this regard, the Petitioner indicated that its engineer has been working with Avery Harden, the Baltimore County's Landscape Architect, to develop approval of the landscape plan for the site.


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March, 1997 that a variance from Section 1B01.2.B.2 of the BCZR to allow a building elevation with 616 ft. in lieu of the previously permitted 583 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance is requested from Section 409.6.A.4 of the BCZR to permit 367 parking spaces, in lieu of the required 397 spaces, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, the Development Plan Review Division, dated February 18, 1997, are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

ORDER RECEIVED FOR FILING
Date 3/12/97
By Mr. [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 11, 1997

Charles B. Heyman, Esquire
20 S. Charles Street
Baltimore, Maryland 21201

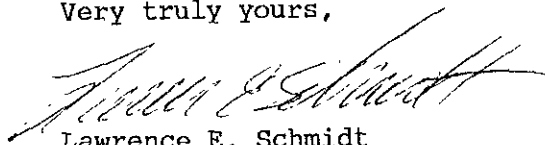
RE: Case No. 97-304-A
Petition for Zoning Variance
Property: 8101 Park Heights Avenue
Beth El Congregation of Baltimore, Petitioner

Dear Mr. Heyman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Mr. Gilbert Kleiner, Executive Director, Beth El Congregation

MICROFILMED





Petition for Variance

304

to the Zoning Commissioner of Baltimore County

for the property located at 8101 PARK HEIGHTS AVENUE

97-304-A

which is presently zoned DR 2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 501.2.B.2 TO ALLOW A

BUILDING ELEVATION WIDTH OF 616 FEET IN LIEU OF THE PREVIOUSLY PERMITTED 503 FEET AND 409.6 A.4 TO PERMIT 367 PARKING SPACES IN LIEU OF THE REQUIRED 397 PARKING, VARIANCES WERE PREVIOUSLY GRANTED IN

CASE NO. 87-69-A.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) THE ADDITIONAL LENGTH OF 33 FEET IS FOR THE INSTITUTIONAL BUILDING, USED FOR RELIGIOUS PURPOSES, AND LIES WITHIN THE SETBACK REQUIREMENTS ON THE BELTWAY SIDE OF THE PROPERTY; THE 367 PARKING SPACES PROVIDED ARE ADEQUATE FOR YEAR ROUND ATTENDANCE FOR RELIGIOUS SERVICES, SCHOOL AND SOCIAL EVENTS EXCEPT DURING THE HIGH HOLIDAYS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

CHARLES B. HEYMAN, ESQ.

(Type or Print Name)

Signature

20 S. CHARLES ST 539-6967

Address

Phone No

BALTIMORE, MD.

21201

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): BETH EL CONGREGATION OF BALTIMORE

GILBERT KLEINER, EXECUTIVE DIRECTOR

(Type or Print Name)

Signature

(Type or Print Name)

Signature

8101 Park Heights Ave

Address

410-484-0411

Phone No

Ba Ho. MD 21208

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

HERBERT MALMUD

H. MALMUD & ASSO. INC.

100 CHURCH LANE

BALTIMORE, MD 21208

Address

Phone No.

653-9511

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

2 hr.

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

MDL

DATE

1/22/97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

304

TELEPHONE (410) 653-9511

ZONING DESCRIPTION
BETH EL CONGREGATION
8101 PARK HEIGHTS AVENUE
BALTIMORE COUNTY, MARYLAND

97-304-A

BEGINNING FOR THE SAME ON THE EASTERN SIDE OF PARK HEIGHTS AVENUE AT THE DISTANCE OF 217.42 FEET SOUTHERLY FROM THE CENTERLINE OF MICHELLE WAY, 50 FEET WIDE, THENCE BINDING ON PARK HEIGHTS AVENUE THE THREE (3) FOLLOWING COURSES AND DISTANCES:

- (1) SOUTH 24° 53' 43" EAST 157.00 FEET,
- (2) BY A CURVE TO THE LEFT WITH A RADIUS OF 7599.44 FEET, AN ARC LENGTH OF 291.06 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 25° 59' 33" EAST 291.04 FEET AND,
- (3) SOUTH 27° 05' 23" EAST 79.26 FEET TO INTERSECT THE SOUTH SIDE OF THE BALTIMORE BELTWAY, THENCE BINDING ON SAID BELTWAY, THE SIX (6) FOLLOWING COURSES AND DISTANCES:
 - (4) SOUTH 77° 42' 26" EAST 87.20 FEET,
 - (5) SOUTH 88° 02' 06" EAST 72.07 FEET,
 - (6) SOUTH 79° 07' 35" EAST 177.35 FEET,
 - (7) NORTH 79° 02' 02" EAST 253.78 FEET,
 - (8) SOUTH 56° 37' 59" EAST 202.94 FEET,
 - (9) NORTH 89° 55' 18" EAST 81.09 FEET, THENCE LEAVING SAID BELTWAY AND RUNNING THE THREE (3) FOLLOWING COURSES AND DISTANCES:
 - (10) NORTH 04° 34' 01" WEST 446.04 FEET,
 - (11) NORTH 23° 17' 17" WEST 539.61 FEET,
 - (12) SOUTH 66° 48' 12" WEST 883.42 FEET TO THE PLACE OF BEGINNING.

CONTAINING 14.60 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558
JANUARY 9, 1997



FILE: DESBETHEL

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-304-A
(Item 304)
8101 Park Heights Avenue
E/S Park Heights Avenue, 217'
S of c/1 Michelle Way
3rd Election District
2nd Councilmanic
Legal Owner(s):
Beth El Congregation of Baltimore

Variance: to allow a building elevation width of 616 feet in lieu of the previously permitted 583 feet; and to permit 367 parking spaces in lieu of the required 397 parking.

Hearing: Tuesday, March 4, 1997 at 10:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

2/073 Feb, 6 C117756

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Feb 6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 6, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

**ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT**

No.

032305

DATE 1/22/97

ACCOUNT 01-615

Item 304
1345 m78

AMOUNT \$ 250.00

RECEIVED
FROM:

H. Mahmud - 8101 Park Heights Ave.

FOR:

020 - Comm. Ver. - \$250.00

03A91#021801CHRC

\$250.00

8A COD1:59PM01-22-97

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE POSTING

RE: Case No.: 97-304-A

Petitioner/Developer: _____

BETH-EL SYN

Date of Hearing/Closing: 3-4-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 8101 PARK HEIGHTS
AVE. BALTIMORE, MD. 21208

The sign(s) were posted on FEB 13, 1997
(Month, Day, Year)

Sincerely,

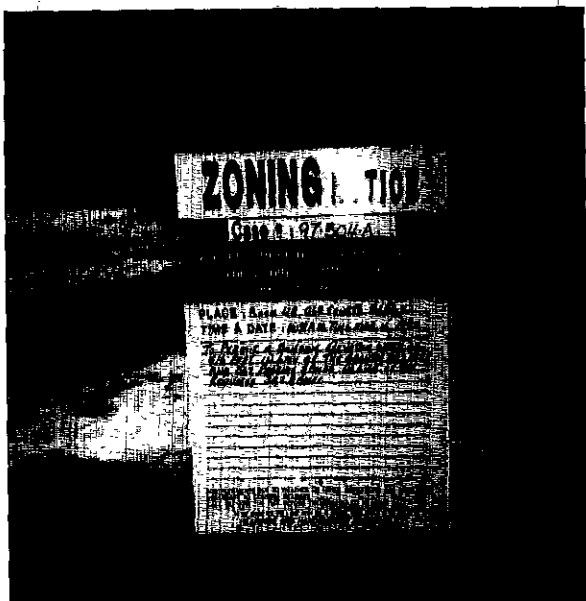
Thomas P. Oyle
(Signature of Sign Poster and Date)

THOMAS P. OYLE SC
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MD 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-304-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 2/17/97

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-304-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Rm. 118, COURTHOUSE, 400 WASHINGTON AVE, TOWSON

DATE AND TIME: TUES., MARCH 4, 1997 at 10:00 AM

REQUEST: to permit a building elevation width of 616
feet in lieu of the granted 583 feet and 367 parking
spaces in lieu of the required 397 spaces

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
February 6, 1997 Issue - Jeffersonian

Please forward billing to:

Gilbert Kleiner
8101 Park Heights Avenue
Baltimore, MD 21208
484-0411

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-304-A (Item 304)
8101 Park Heights Avenue
E/S Park Heights Avenue, 217' S of c/l Michelle Way
3rd Election District - 2nd Councilmanic
Legal Owner(s): Beth El Congregation of Baltimore

Variance to allow a building elevation width of 616 feet in lieu of the previously permitted 583 feet; and to permit 367 parking spaces in lieu of the required 397 parking.

HEARING: TUESDAY, MARCH 4, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 31, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-304-A (Item 304)
8101 Park Heights Avenue
E/S Park Heights Avenue, 217' S of c/l Michelle Way
3rd Election District - 2nd Councilmanic
Legal Owner(s): Beth El Congregation of Baltimore

Variance to allow a building elevation width of 616 feet in lieu of the previously permitted 583 feet;
and to permit 367 parking spaces in lieu of the required 397 parking.

HEARING: TUESDAY, MARCH 4, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Beth El Congregation of Baltimore
Charles B. Heyman, Esq.
H. Malmud & Assoc., Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY 2/17/97.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 1997

Charles B. Heyman, Esquire
20 S. Charles Street
Baltimore, MD 21201

RE: Item No.: 304
Case No.: 97-304-A
Petitioner: Gilbert Kleiner

Dear Mr. Heyman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that is partially obscured.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 18, 1997

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 10, 1997
Item No. 304

The Development Plans Review Division has reviewed the subject zoning item. Locate the various specimen trees that would be impacted by the proposed new parking.

The new parking spaces proposed in the rear should be reconfigured to avoid removal of the significant specimen trees.

RWB:HJO:cab

cc: File

ZONE48D

Handwritten signature/initials



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 1.31.97
Item No. 304 (MJK)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 129 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb 3rd, 97

DATE: Feb 4, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 298 307
299
300
301
302
304
305

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/06/97

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BETH EL CONGREGATION OF BALTIMORE

Location: E/S PARK HEIGHTS AVE. 217' S OF CENTERLINE MICHELLE WAY
(8101 PARKHEIGHTS AVE.-BETH EL CONGREGATION)

Item No.: 304

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 5, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 288, 303, 304

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keller

PK/JL

PETITION PROBLEMS

#299 --- JCM

1. No zoning indicated on petition form.

#300 --- RT

1. Name of person signing for legal owner is illegible.

#302 --- MJK

1. No legal owner information at all on the petition form. (See memo in the file.)

#304 --- MJK

1. No attorney signature on petition form.

#305 --- JLL

1. Plat says legal owner is "Catherine D. Peak"; petition form says legal owner is "The Sun Company, Inc." -- Which is correct??
2. Need title and authorization of person signing for legal owner. (See memo in the file.)

#306 --- JCM

1. Need name and title of person signing for legal owner.
2. Need address for legal owner.
3. Need telephone number for legal owner.

#307 --- CAM

1. Petition form not properly notarized.

#308 --- JRF

1. No attorney signature on petition form.

#309 --- JRF

1. Petition says zoning is "M.L."; folder says zoning is "M.L.-I.M." -- Which is correct??
2. No telephone number for legal owner on petition form.
3. No area noted on folder, just "Lot 30 40 50" -- What is correct acreage??
4. Folder not marked "floodplain".

RE: PETITION FOR VARIANCE * BEFORE THE
8101 Park Heights Avenue, E/S Park Heights *
Avenue, 217' S of c/l Michelle Way * ZONING COMMISSIONER
3rd Election District, 2nd Councilmanic * OF BALTIMORE COUNTY
Beth El Congregation of Baltimore *
Petitioner * CASE NO. 97-304-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esq., 20 S. Charles Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

CHARLES B. HEYMAN

HERBERT MALMUD

Gilbert Kleince FSA

JARIE McLAIN, ALA

SUN LIFE Bldg 10th FL 20 S. CHARLES ST BALTO. 21201

100 CHURCH LANE PIKESVILLE 21208

8101 Park Heights Ave. 21208

2922 GLENMORE AVE 21214



MICHAEL
EXLER, DDS

3614 MICHELLE WAY BALTIMORE, MD 21208 410-486-0906

February 26, 1997

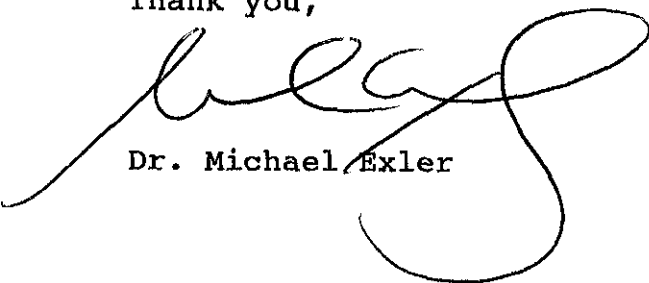
Gilbert Kleiner, FSA
Executive Director
Beth El Congregation
8101 Park Heights Avenue
Baltimore, Maryland 21208

Dear Mr. Kleiner:


Our family resides at 3614 Michelle Way next to Beth El Congregation and as a neighbor of the synagogue, we support their efforts to expand their parking spaces. The number of spaces added can only ease the number of spaces that are needed on the street. We understand that Beth El is expanding to meet the needs of the present membership.

Please forward our letter to the Baltimore County Zoning Commission at the March 4th meeting in support of the project.

Thank you,



Dr. Michael Exler



Mrs. Ronie Exler

Ret 4A

February 26, 1997

Gilbert Kleiner, FSA
Executive Director
Beth El Congregation
8101 Park Heights Avenue
Baltimore, Maryland 21208

Dear Mr. Kleiner,

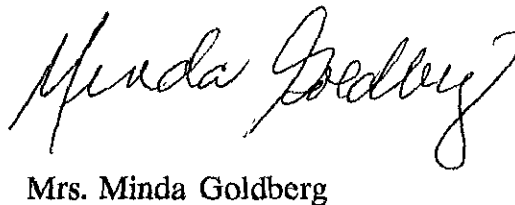
My family resides at 3601 Michelle Way next to Beth El Congregation and as a neighbor of the synagogue, we support their efforts to expand their parking spaces. The number of spaces added can only ease the number of spaces that are needed on the street. We understand the Beth El is expanding to meet the needs of the present membership.

Please forward our letter to the Baltimore County Zoning Commission at the March 4th meeting in support of the project.

Thank you.



Mr. Stephen A. Goldberg



Mrs. Minda Goldberg

Ref 413

February 26, 1997

Gilbert Kleiner, FSA
Executive Director
Beth El Congregation
8101 Park Heights Avenue
Baltimore, Maryland 21208

Dear Mr. Kleiner,

My family resides at 3707 Michelle Way next to Beth El Congregation and as a neighbor of the synagogue, we support their efforts to expand their parking spaces. The number of spaces added can only ease the number of spaces that are needed on the street. We understand the Beth El is expanding to meet the needs of the present membership.

Please forward our letter to the Baltimore County Zoning Commission at the March 4th meeting in support of the project.

Thank you.



Mr. Ronald Fishkind



Mrs. Mindy Fishkind

*Ref 46
46*

February 26, 1997

Gilbert Kleiner, FSA
Executive Director
Beth El Congregation
8101 Park Heights Avenue
Baltimore, Maryland 21208

Dear Mr. Kleiner,

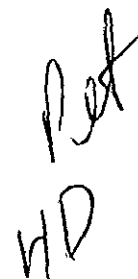
My family resides at 3609 Michelle Way next to Beth El Congregation and as a neighbor of the synagogue, we support their efforts to expand their parking spaces. The number of spaces added can only ease the number of spaces that are needed on the street. We understand the Beth El is expanding to meet the needs of the present membership.

Please forward our letter to the Baltimore County Zoning Commission at the March 4th meeting in support of the project.

Thank you.


Mr. Aron Perlman


Mrs. Bobbi Perlman



MICROFILMED

February 26, 1997

Gilbert Kleiner, FSA
Executive Director
Beth El Congregation
8101 Park Heights Avenue
Baltimore, Maryland 21208

Dear Mr. Kleiner,

My family resides at 3714 Michelle Way next to Beth El Congregation and as a neighbor of the synagogue, we support their efforts to expand their parking spaces. The number of spaces added can only ease the number of spaces that are needed on the street. We understand the Beth El is expanding to meet the needs of the present membership.

Please forward our letter to the Baltimore County Zoning Commission at the March 4th meeting in support of the project.

Thank you.



Dr. Paul E. Turer



Mrs. Marci Turer

Red
4/12

February 26, 1997

Gilbert Kleiner, FSA
Executive Director
Beth El Congregation
8101 Park Heights Avenue
Baltimore, Maryland 21208

Dear Mr. Kleiner,

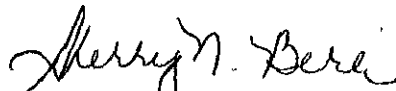
My family resides at 3600 Michelle Way next to Beth El Congregation and as a neighbor of the synagogue, we support their efforts to expand their parking spaces. The number of spaces added can only ease the number of spaces that are needed on the street. We understand that Beth El is expanding to meet the needs of the present membership.

Please forward our letter to the Baltimore County Zoning Commission at the March 4th meeting in support of the project.

Thank you.

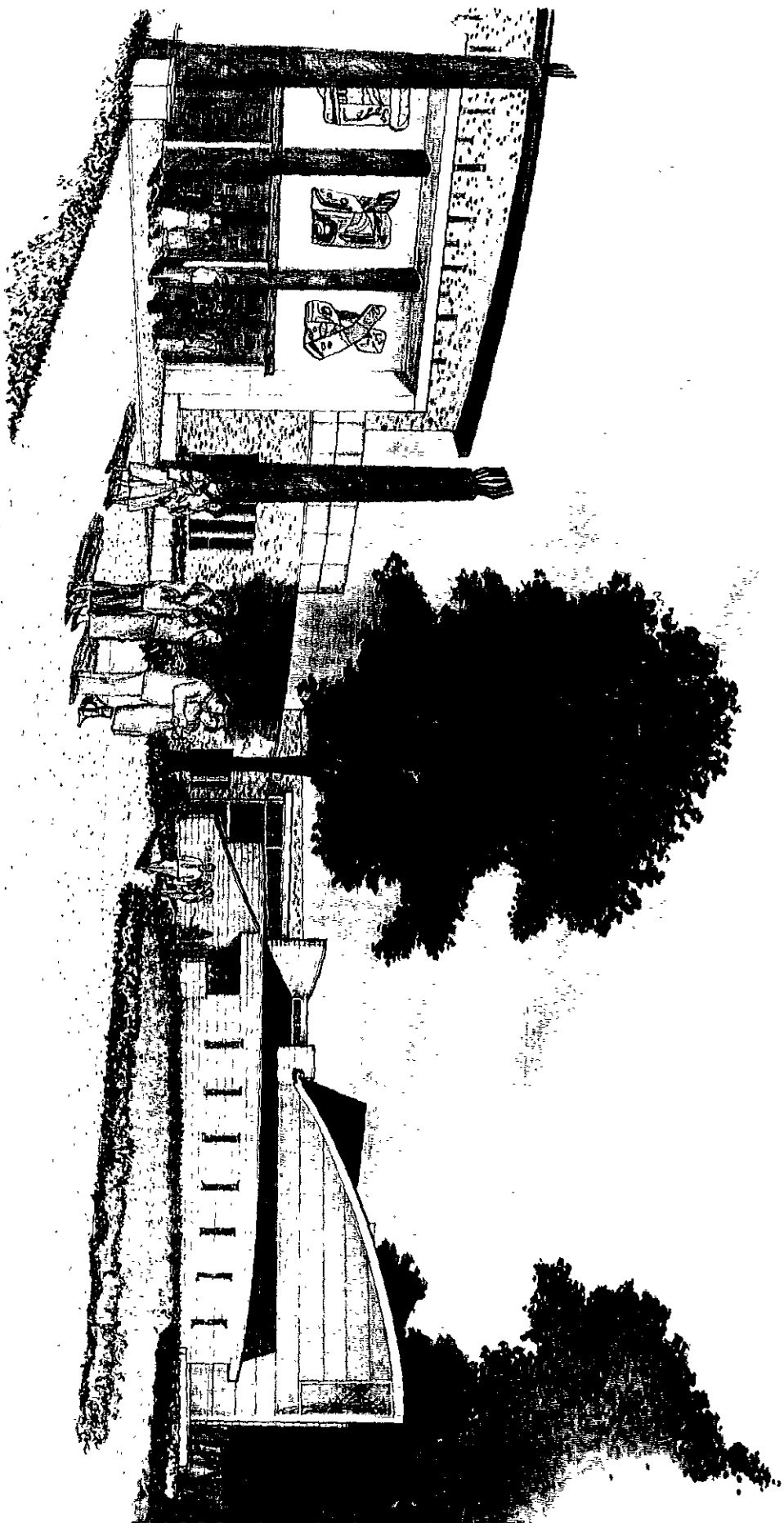


Dr. Steven M. Berlin



Mrs. Sherry Berlin

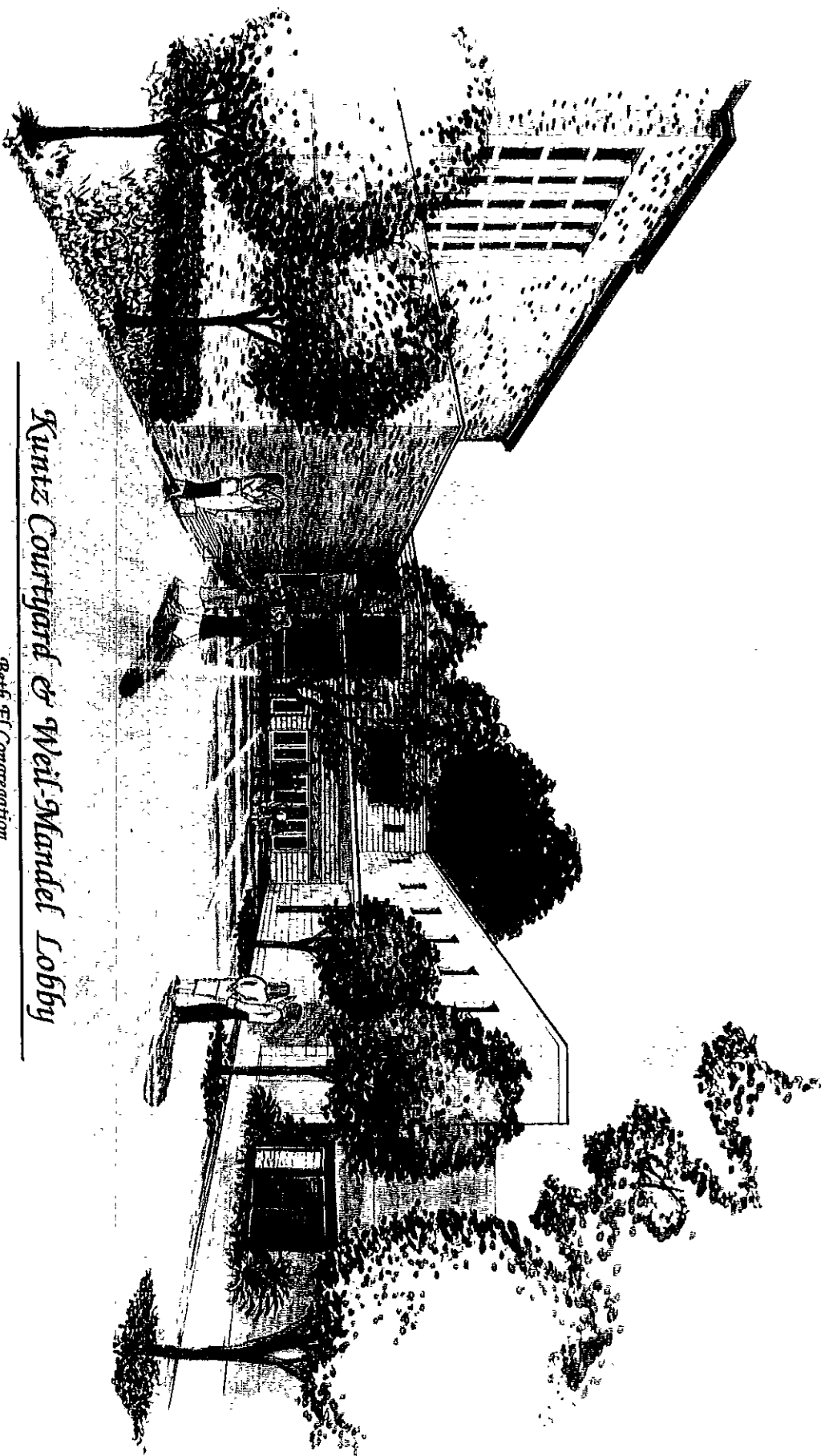
Ret
4/12



Chapel Entrance

*Beth El Congregation
Capital & Endowment
Campaign*

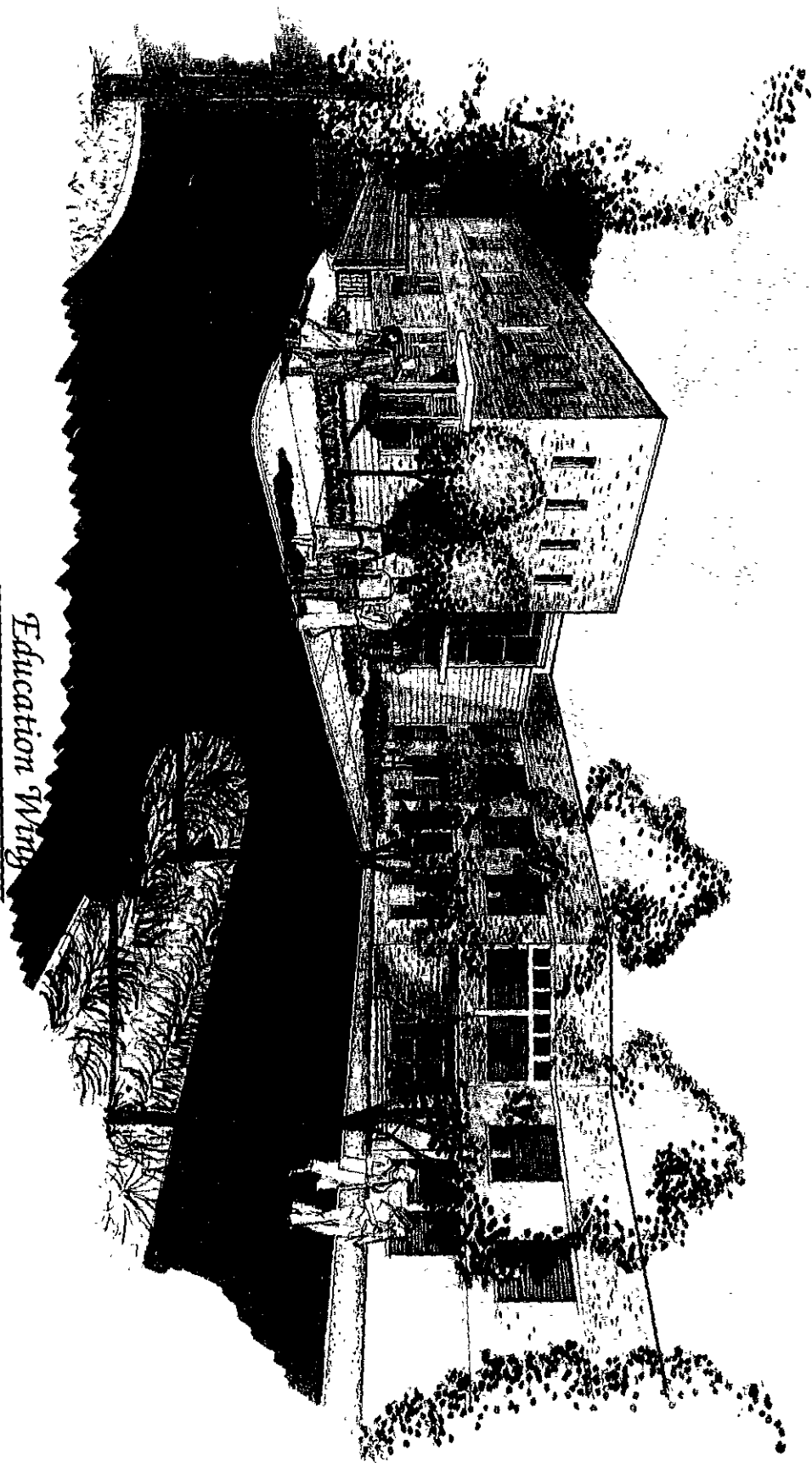
Dean Tom Kristensen
Melan Associates, Inc.
Alexandre Design Studio, LLC



Kuntz Courtyard & Weil-Mandel Lobby

*Beth El Congregation
Capital & Endowment
Campaign*

Donor: Beth El Congregation
Michael Shorrock, Inc.
Architectural Design Studio, P.C.



Education Wing

*Beth El Congregation
Capital & Endowment
Campaign*

*Oliver Ross Architects
Atlanta, Georgia, U.S.A.
Schematic Design Studio, P.C.*

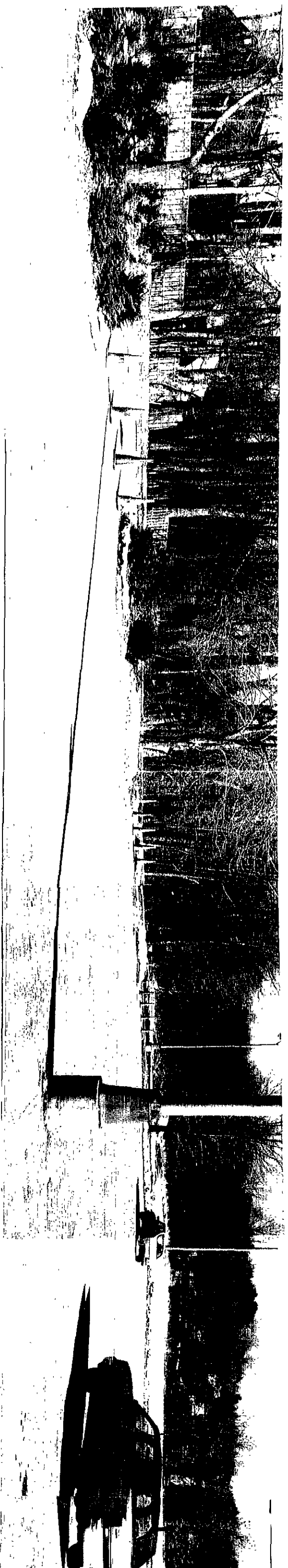
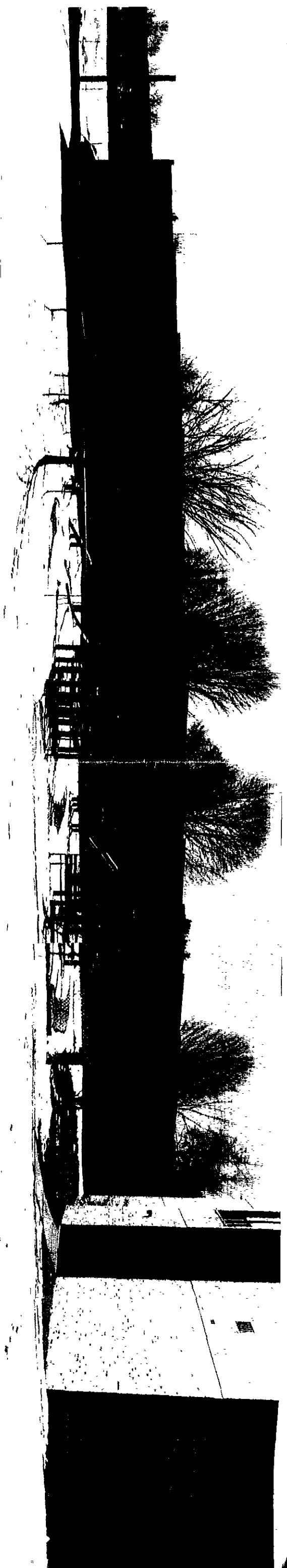
**EXTERIOR VIEWS OF
PROPOSED CONSTRUCTION
TO ACCOMPANY VARIANCE
REQUEST FOR
BETH EL CONGREGATION
8108 PARK HEIGHTS AVENUE**

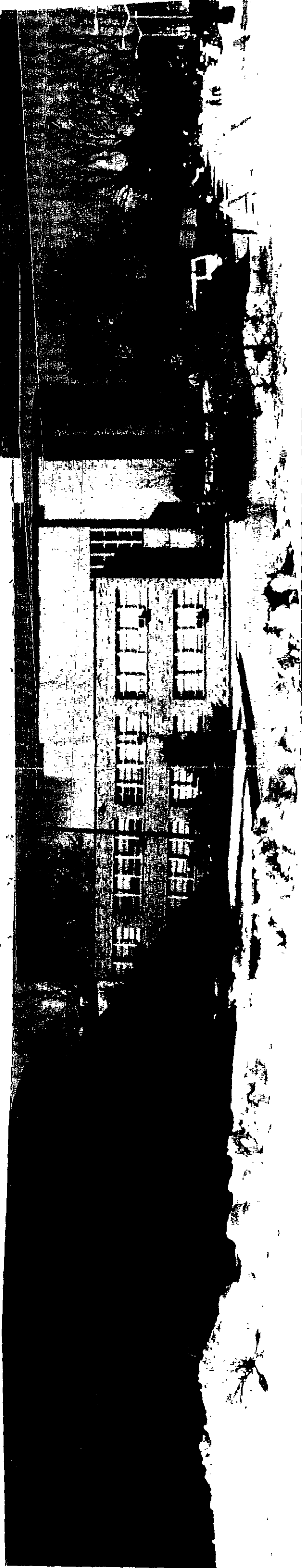
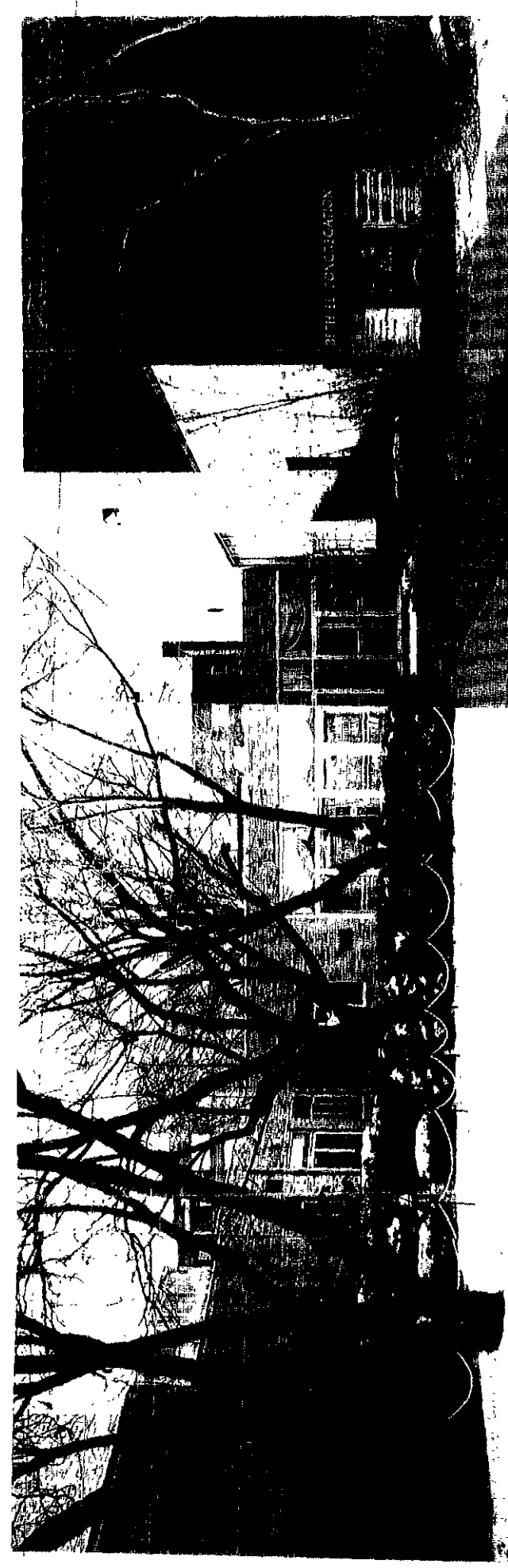
Prepared by:

McLain Associates, Inc.
2922 Glenmore Avenue
Baltimore, Maryland 21214

MICROFILMED

Set No 3





**SITE PHOTOS
TO ACCOMPANY VARIANCE
REQUEST FOR
BETH EL CONGREGATION
8101 PARK HEIGHTS AVENUE**

Date of Photos: January 15, 1997

Prepared by

Det No 2

H. Malmud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208

Telephone (410) 653-9511



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 304

Petitioner: Beth EL Congregation at Baltimore

Location: 8101 Park Heights Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gilbert Kleiner

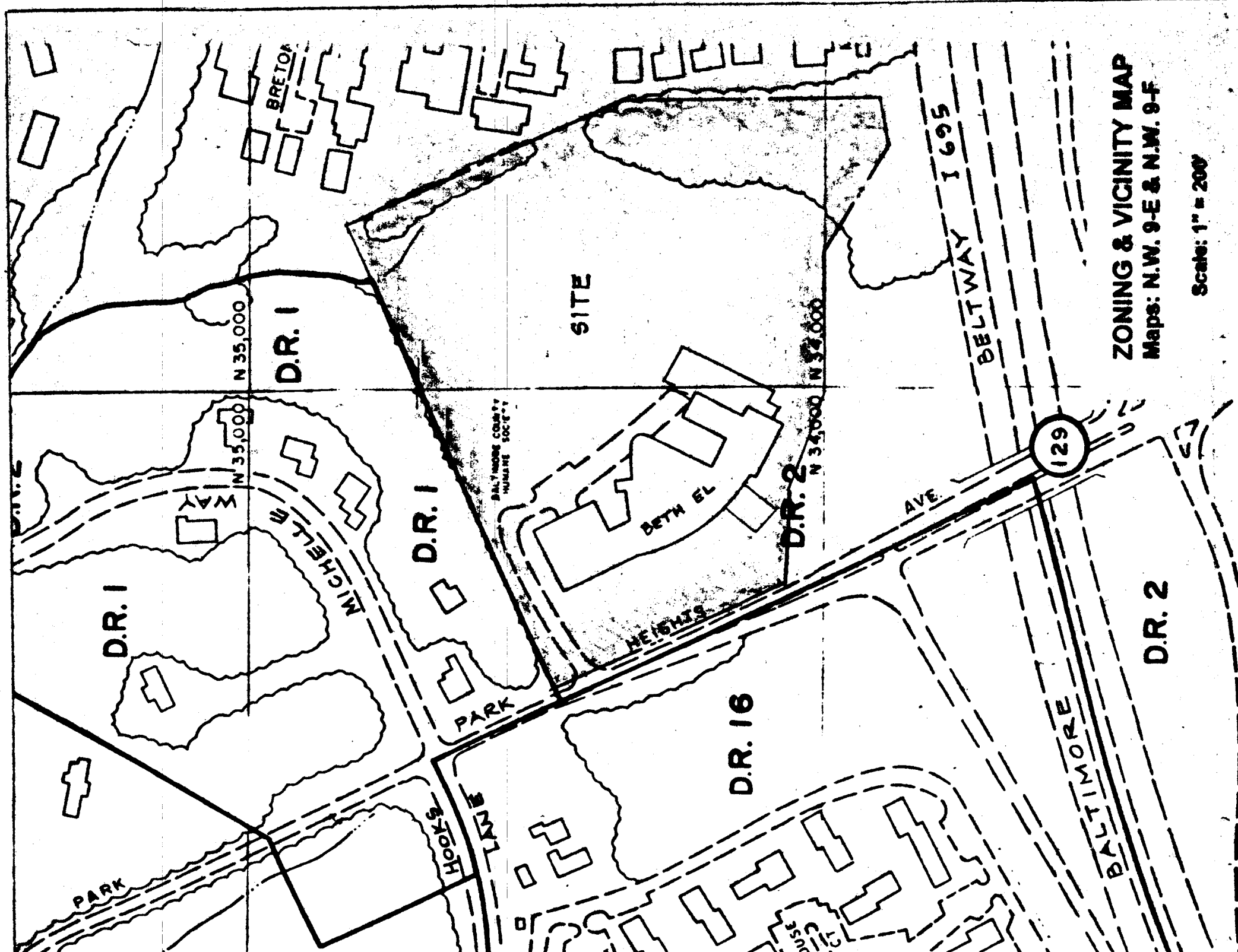
ADDRESS: 8101 Park Heights Ave
Balto. MD 21208

PHONE NUMBER: 410-484-0411

AJ:ggs

(Revised 09/24/96)

MICROFILMED

[illegible]

**PLAT TO A COMPANY VARIANCE
REQUEST FOR
BETH EL CONGREGATION
8101 PARK HEIGHTS AVENUE
ELECTION DISTRICT NO. 3
COUNCILMANIC DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND**


Scale: 1" = 30'


Prepared by:
H. Malinud & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-9511


MICROFILMED.

January 7, 1997

Legend

Existing Parking Spaces, shown: 

Proposed Parking Spaces, shown: 

Additions, New Construction, shown shaded: 



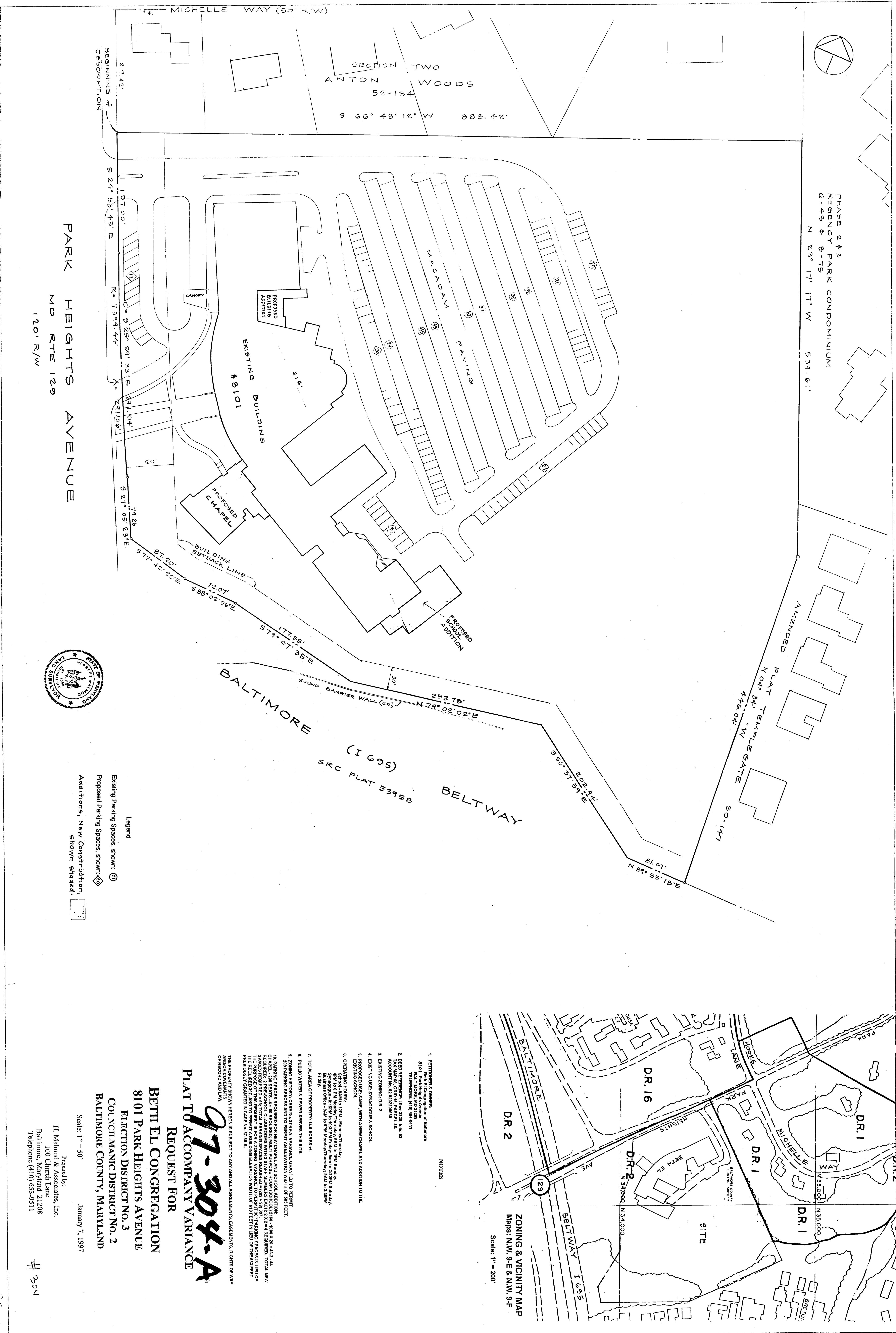
**PETITIONER'S
EXHIBIT** /

* 10 ADDITIONAL PAGES SHOWN ARE NOT INCLUDED IN VARIANCE REQUEST
SUBJECT TO SIA & DEPRM APPROVAL. REQUESTOR MAY CAUSE IF ADDITIONAL FUNDING REQUIRED.

PARK HEIGHTS AVENUE

PARK HEIGHTS MD RTE 129

120' R/W



97-304-A
REQUEST FOR
PLAT TO ACCOMPANY VARIANCE
BETH EL CONGREGATION
8101 PARK HEIGHTS AVENUE
ELECTION DISTRICT NO. 3
CONGRESSIONAL DISTRICT NO. 2
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50'
January 7, 1997
H. Maitland & Associates, Inc.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-9511

